

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, November 25, 2025; 5:00 PM

Davenport Police Department | 416 N. Harrison Street | Community Room

- I. Call to Order
- II. Approval of Minutes
Approval of minutes from the October 28 meeting
- III. Finance
 1. Financial reports
- IV. Old Business
- V. Leases
- VI. Staff Report
- VII. New Business
- VIII. Parks Advisory Board Report
- IX. Public with Business
- X. Adjournment | Next Meeting: 5:00 pm, January 27, 2026

City of Davenport

Department: Community & Economic Development

Contact Info: |

Subject:

Approval of minutes from the October 28 meeting

Action / Date

11/25/2025

Attachments:

1. Minutes 10.28.25 v2



Riverfront Improvement Commission

Minutes

October 28, 2025

Present: Andrea Olson, Mary Pruess, Bill Churchill, Scott Pettis, Dale Gilmour, Dan Darland, Angela Stone, Gwendolyn Lee, Kelli Grubbs.

Others Present: Christopher Meyer, Parks Advisory Board Liaison, Alderman Kyle Gripp, Council liaison, Bruce Berger, Community & Economic Development.

Absent: (2 vacant positions of this 11-person Commission)

Chair Darland called the meeting to order at 5:00 p.m.

Approval of Minutes

Darland asked for approval of the minutes from the September 23, 2025 meeting. Churchill motioned to approve the minutes; Grubbs seconded. The motion was approved.

Finance

Berger noted that the cash balance would/should naturally ebb and flow from month to month, but that the reduction in balance from August to September was primarily due to tax payments made in September.

Leases

Berger summarized the proposed addendum to the existing lease with I Love Fufu in the Union Station Package Express property, which currently runs through June 30, 2026. The reason for the proposed addendum is a request for a five-month extension to align with State liquor licensing which requires the applicant to at least have a lease that extends as long (or longer) than the annual license period. Grubbs made a motion to approve the addendum and Churchill seconded. The motion was approved.

Old Business

- 1) **Suite 6/Boozie's Improvements** - Berger reported that work on the work on the CIP window project throughout the Freight House is already underway. The contractor will begin removing 2nd floor windows in the Boozie's space soon and temporarily board the openings, which should allow interior tuckpointing work to be done while waiting on the new windows to arrive. In addition, the Local Option Sales Tax-funded flooring bid was under \$50k, so it needn't go to City Council for approval and will be able to get signed and underway a bit sooner than anticipated. And finally, the scope of work on the HVAC/electrical improvements primarily impacting the first floor have been finalized by the City's contractor and will begin in November as well.

- 2) **WEDG** - Pruess reported that she had attended the Waterfront Edge Design Guidelines seminar coordinated by River Action (in partnership with the national Waterfront Alliance group). This program and additional training/education is available through this partnership with River Action.
- 3) **Former Levee Inn** - there was substantial discussion on how this structure might be revitalized and reused, culminating in two action steps.

Motion to commit up to \$25k to help fund the project and cover any necessary costs for study(ies) was made by Grubbs and seconded by Churchill. Motion was approved.

Motion to form a subcommittee to work on this project was made by Olson and seconded by Grubbs. Motion was approved. The following Commissioners volunteered for the subcommittee: Stone, Pruess, Grubbs, Olson, & Gilmour.

In short, the plan is to gather information about health department requirements, get input from potential vendors, and open-up the boarded-up building with potentially-interested contractors and City inspection staff to determine feasibility and potential costs. If feasible, soliciting in-kind support from area contractors and applying for grants would likely be the next step.

- 4) **Overview of Riverfront Properties** - to understand more about potential projects in the future, an ask was made to gather/present information to the Commission showing ownership, infrastructure, elevation, etc., of properties on the riverfront. Relatedly, Meyer related that the Parks Department is hoping to do a Master Plan regarding Credit Island at some point.
- 5) **Tree Plan for LeClaire Park** - historically, there were many more trees that have since succumbed to disease/flooding. So the ask is to explore where and how to re-plant appropriately in this signature park.
- 6) **Public Art in Main Street Landing** - Pruess, Berger, and Gripp summarized the status of a proposed project by a local artist in the new park. Depending upon the status over the coming weeks, a presentation from the artist might be scheduled at an upcoming meeting. Separately, it was also suggested that a future meeting might involve asking the Executive Director of QC Arts to present to understand what they do and if/how to potentially partner in the future.

Staff Report

Berger shared that staff has started planning next season's events. What is suggested is that we begin to transition to having Parks and other local

entities/partners plan and implement events, with some oversight, input, and support by the RIC. The nine events that made up the Big 9 program is too many events, especially given the funding limitation. It was also reported that there are a lot of events across the QC during the summer, so an intentional focus on perhaps a late spring and/or a fall event are recommended. The Commission discussed that it would be beneficial by the November meeting to identify the "why" an event is being held to help provide input for planning/implementing. For example, perhaps an event could highlight the amazing Food Trucks in the area and Quinlin Court, or perhaps it could be an event where water vessels anchor near the riverfront through a partnership with LDSC or LPYC. Or perhaps it is an educational event, highlighting some historic aspect of the riverfront. Berger just stressed that this input will be needed by the November meeting to allow staff time to incorporate into plans for next season.

Parks Advisory Board Report

Meyer shared that from PAB there continue to be concerns with homeless camps along the recreational paths; also Parks is reviewing options regarding the Emeis Park Golf Clubhouse. Lastly, one of the chillers at River's Edge (that is required for the ice sheet(s)) is nearing the end of its useful life, so discussions are ongoing as to how to pay for it.

With no further business, Darland adjourned the meeting at 6:13 p.m.

Mary Pruess, Secretary

City of Davenport

Department: Finance

Contact Info: |

Action / Date

11/25/2025

Subject:

Financial reports

Recommendation:

Background:

Attachments:

1. FY 2026 RIC CASH
2. FY 2025 BALANCE SHEET
3. FY 2025 COM ST OF REVENUE AND EXPENDITURES

**RIC CASH BALANCE
FISCAL YEAR 2026**

July	293,134.82
August	292,053.37
September	254,193.58
October	287,305.21
November	
December	
January	
February	
March	
April	
May	
June	

**RIC CASH BALANCE
FISCAL YEAR 2025**

July	246,168.70
August	221,881.19
September	184,996.12
October	173,619.13
November	187,770.45
December	203,518.15
January	207,610.27
February	216,417.69
March	233,891.36
April	257,498.17
May	274,898.25
June	313,086.18 *

*Unaudited cash balance as of 6/30/2025

CITY OF DAVENPORT
UNAUDITED
RIVERFRONT IMPROVEMENT FUND
COMBINING BALANCE SHEET
JUNE 30, 2025

<u>ASSETS</u>	<u>RIVERFRONT IMPROVEMENT FUND</u>
Cash and investments	\$ 313,086
Receivables:	
Property taxes:	
Delinquent	-
Succeeding year	-
Accounts	12,528
Loans, net	-
Interest	3,798
Leases	436,270
Due from other governments	-
Prepays	-
Restricted assets-cash and investments	-
TOTAL ASSETS	<u><u>\$ 765,682</u></u>
<u>LIABILITIES</u>	
Wages payable	\$ -
Accounts payable	28,212
Contracts payable	-
Payable from restricted assets	-
Interfund payable	-
Due to other governments	-
Unearned revenue	-
TOTAL LIABILITIES	<u><u>28,212</u></u>
<u>DEFERRED INFLOWS OF RESOURCES</u>	
Lease related	416,580
Unavailable revenue - succeeding year property tax	-
Unavailable revenue - loans	29,312
TOTAL DEFERRED INFLOWS OF RESOURCES	<u><u>445,892</u></u>
<u>FUND BALANCES</u>	
Nonspendable	-
Restricted	-
Committed	291,578
TOTAL FUND BALANCES	<u><u>291,578</u></u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u><u>\$ 765,682</u></u>

CITY OF DAVENPORT

UNAUDITED

RIVERFRONT IMPROVEMENT FUND**COMBINING STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE**

For the Fiscal Year Ended June 30, 2025

	RIVERFRONT IMPROVEMENT FUND
REVENUES:	
Taxes	\$ -
Licenses and permits	-
Intergovernmental	-
Charges for services	-
Use of monies and property	282,451
Loan repayments	-
Other	32,267
Total Revenues	<u>314,718</u>
EXPENDITURES:	
Current:	
Public works	-
Culture and recreation	-
Community and economic development	-
General government	309,955
Debt service:	
Principal retirement	-
Interest	-
Total Expenditures	<u>309,955</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>4,763</u>
OTHER FINANCING SOURCES (USES):	
Sale of capital assets	-
Transfers in	75,000
Transfers out	(52,500)
Total net Other Financing Sources (Uses)	<u>22,500</u>
NET CHANGE IN FUND BALANCES	27,263
FUND BALANCES -BEGINNING	<u>264,315</u>
FUND BALANCES - ENDING	<u>\$ 291,578</u>